

REQUEST FOR QUALIFICATIONS

Addendum # 1



Department Of Executive Services
Finance and Business Operations Division
**Procurement and Contract Services
Section**
206-684-1681 TTY RELAY: 711

DATE ISSUED: February 14, 2005

RFQ Title: **On-Call Appraisal Services**

Requesting Dept./ Div.: **King County Department of Natural Resources & Parks –
Water & Land Resources Division**

RFQ Number: **110-05CMB**

Due Date: **February 24, 2005- 2:00 P.M.**

Buyer: Roy L. Dodman, roy.dodman@metrokc.gov (206) 263-4266

This addendum is issued to revised the original Request for Qualifications, dated January 27, 2005 as follows:

1. The proposal opening date remains the same: Thursday, February 24, 2005 no later than 2:00 p.m. exactly.
2. The sign in sheet from the February 10, 2004 pre-submittal conference is available by contacting Cathy Betts at cathy.betts@metrokc.gov. Please include your FAX number,

The following information items were discussed at the pre-submittal conference:

1. Applicants wishing to qualify for commercial assignments should provide an example of work demonstrating the ability to perform before and after appraisals on commercial properties other than small income residential properties up to four units.

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**TO BE ELIGIBLE FOR AWARD OF A CONTRACT, THIS ADDEMDUM MUST BE SIGNED AND
SUBMITTED TO KING COUNTY**

Sealed proposals will only be received by:

**King County Procurement Services Section, Exchange Building, 8th floor, 821 Second Avenue,
Seattle, WA 98104-1598. Office hours: 8:00 a.m. - 5:00 p.m., Monday - Friday**

Company Name

Address		City / State / Postal Code
Signature	Authorized Representative/Title	
Email	Phone	Fax

This Request for Proposal – Addendum will be provided in alternative formats such as Braille, large print, audiocassette or computer disk for individuals with disabilities upon request.

2. Qualified applicants must have the appropriate State of Washington License or Certification to perform the requested appraisal services.
3. The required examples cited under for the 3 levels in the RFQ will be used in the evaluation process, but not retained by the County. These samples will be recycled upon notification of award, and not available for review at the conclusion of the process. Upon receiving notification of the evaluation results, submitting firms may request the direct return of these samples. This request must be received within 3 calendar days of the notification. After that time, all samples will be recycled.

The following information is provided in response to questions received:

Q1: Has there been any determination as to how King County wants to handle the issue of providing copies of appraisal reports as part of the RFQ process for the Open Space on-call appraiser list (RFQ 110 05CMB)? Under my license requirements and the Uniform Standards of Professional Appraisal Practices (USPAP), it is a confidentiality issue to release a copy of an appraisal report. At a minimum, a release from the client and potentially from the owner of the property appraised would need to be obtained. I understand it was suggested at the bidders' conference that three-year old reports could be used as work samples. Providing a copy of an appraisal that is over 3 years old and therefore disclosable under State Law presents an artificial limitation for me, as I was working for another company at that time. I am unable to release any of the appraisals for another company. I would appreciate your guidance as to how to proceed on this issue as I have significant experience appraising all property types for open space preservation, and I wish to be seriously considered for inclusion in the roster of potential appraisers for that work.

A1: See Item 3 above.